



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 6-1-00 2800 Davie Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Carwash and Quick Lube

REPORT IN BRIEF: The applicant requests approval to develop a 6,136 square foot car wash and quick lube facility. The site is 36,907 square feet, located to the south of Kovac Automotive and north of Hess Gas on the east side of Davie Road where the previous "Hot N Now" restaurant was located. The building elevations reflect a single story structure with a mean height of 19'-0". The front elevation adjacent to Davie Road shows a covered car detail area with arched openings and the front overhead doors to the Quick Lube center. The building walls will be in a light cream colored stucco with a Terra Cotta colored tile roofing material. Eleven parking spaces are required (4 parking spaces minimum for car detailing, 6 parking spaces for 2 quick lube bays together with 1 parking space for storage) with 13 provided. Twenty Percent (20%) open space is required with 22% provided.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve based on staff's recommendations stipulating that number six, the live oaks, are to be determined on site; to move the Royal Palms at the front of the property in a straight line; to take the existing landscape buffer on the west side of the property and move it to the south side next to the 630 square foot waiting area, create a sidewalk, and alleviate the traffic flow problem by creating two lanes of exit. (3-1 with Councilmember Paul opposed, August 8, 2000, Sam Engle absent)

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 6-1-00 subject to the following conditions prior to the issuance of a building permit:*

1. Changing the typical parking detail to reflect 10'x18' stalls as shown on the site plan and adding the square footage of the Quick Lube area on the floor plan.
2. Showing all existing curbing on the site plan as dashed lines and correcting the tract name to the east to "Tract 4".
3. Relocating all light poles to a minimum distance from existing and proposed canopy trees of 15'.
4. Relocating the two (2) Yellow Tabebuia trees at the front of the car detail wall to the front buffer area adjacent to Davie Road and replacing with two (2) double Alexander Palms 10'-12' OA.
5. Providing a double Alexander Palm at the north end of the car detail front wall to match the two going on the south side as well as matching the Arbizola and Liriope in the planter bed and continuing around the wall to the east.

Item No.

6. Moving the three (3) relocated Live Oaks on the north side of the car detail area to an open area on site and replace with four (4) Triple Alexander Palms 10-12' OA.
7. Replacing the Hibiscus hedge along Davie Road with Ixora Nora Grants, Viburnum, Eugenia or Cocoplum (24"x24") and filling in all sod areas around building with groundcover.
8. Adding a note to the landscape plan to state that the contractor shall replace with equal caliper any existing tree damaged or destroyed during contraction.
9. Revise the parking calculations to reflect the following, 4 parking spaces minimum for car detailing, 6 parking spaces for 2 quick lube bays together with 1 parking space for storage.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 6-1-00
Car Wash and Quick Lube

Item No.

Revisions:

Exhibit "A":

Original Report Date: August 4, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner /Agent:

Name: Gene Mirvis

Address: 19464 39th Ave.

City: N. Miami, Fl. 33160

Phone: (305) 931-2074

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 2800 Davie Road

Land Use Plan Designation: Regional Activity Center

Zoning: M-4 Forman Agreement (Heavy Industrial District)

Existing Use: Vacant site

Surrounding Land Use:

North: Kovac Automotive center

South: Hess Gas Station

East: Lake

West: Race Trac Gas Station across Davie Road

Surrounding Zoning:

North: M-4 Heavy Industrial (County)

South: M-4 Heavy Industrial (County)

East: M-4 Heavy Industrial (County)

West: M-4 Heavy Industrial (County)

ZONING HISTORY

Previous Requests on Same Property: The “Hot N Now” restaurant that was previously on the site was approved by Town Council on May 1, 1991.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. *Site:* The applicant requests approval to develop a 6,136 square foot car wash and quick lube facility. The site is 36,907 square feet, located to the south of Kovac Automotive and north of Hess Gas on the east side of Davie Road where the previous “Hot N Now” restaurant was located.
 2. *Building:* The building elevations reflect a single story structure with a mean height of 19’-0”. The front elevation adjacent to Davie Road shows a covered car detail area with arched openings and the front overhead doors to the Quick Lube center. The building walls will be in a light cream colored stucco with a Terra Cotta colored tile roofing material.
 3. *Access and Parking:* Access to the site will be from Davie Road where circulation will flow around the building by a one-way drive aisle. Existing cross access is in place to the properties on the north and south sides. Eleven parking spaces are required (4 parking spaces minimum for car detailing, 6 parking spaces for 2 quick lube bays together with 1 parking space for storage) with 13 provided.
 4. *Landscaping:* The majority of the existing trees and palms on site are going to be preserved in place or relocated on site. Yellow Tabebuia trees and two replacement Royal Palms will be planted in the buffer along Davie Road along with a continuous hedge. Existing Oak trees and relocated Tabebuia trees are proposed along the north and south perimeters. The south perimeter adjacent to the lake will be cleaned of all weed and debris to edge of water with all existing Sabal Palms to remain in place. Twenty Percent (20%) open space is required with 22% provided.
 5. *Signage:* Signage will be reviewed at a later date.
 6. *Drainage:* All on site drainage will be dispersed into on site drain fields.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Forman Agreement and the Broward County Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 6 which is predominantly industrially zoned, and land used plan designated Regional Activity Center and Industrial. The Broward County commercial flexibility rule has been applied to lands formally designated industrial on both sides of the Davie Road corridor between State Road 84 and Nova Drive, which are now designated Regional Activity Center.

Broward County Land Use Plan: The subject site is governed by the plat titled "Dimar Plat". This plat is restricted to up to 13 acres of commercial uses and 2.97 acres of industrial uses.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-1-00 subject to the following conditions prior to the issuance of a building permit:*

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2. Showing all existing curbing on the site plan as dashed lines and correcting the tract name to the east to "Tract 4".
3. Relocating all light poles to a minimum distance from existing and proposed canopy trees of 15'.
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8. Adding a note to the landscape plan to state that the contractor shall replace with equal caliper any existing tree damaged or destroyed during contraction.
9. Revise the parking calculations to reflect the following, 4 parking spaces minimum for car detailing, 6 parking spaces for 2 quick lube bays together with 1 parking space for storage.

Site Plan Committee

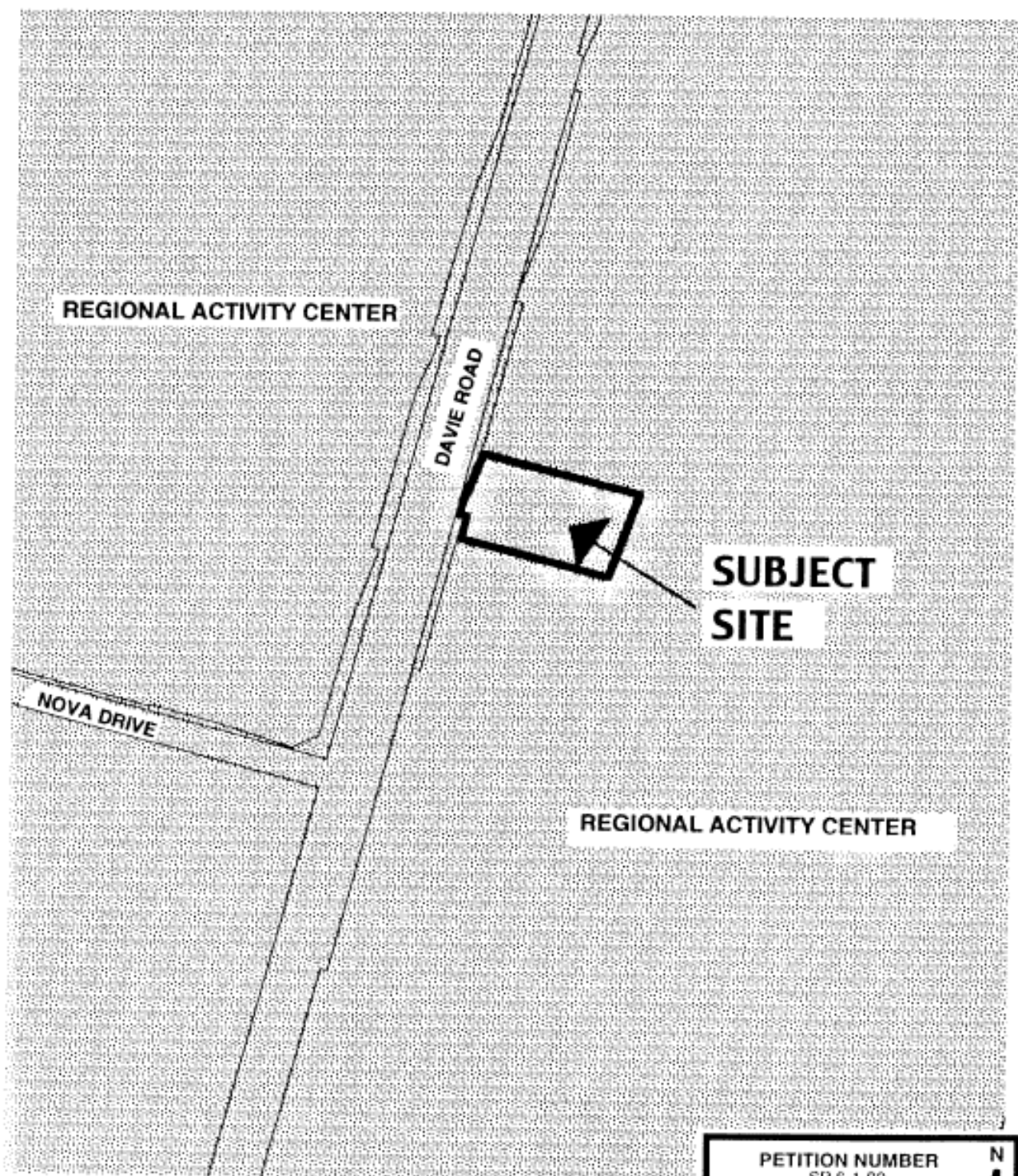
Site Plan Committee Recommendation: Motion to approve based on staff's recommendations stipulating that number six, the live oaks, are to be determined on site; to move the Royal Palms on the front of the property in a straight line; to take the existing landscape buffer on the west side of the property and move it to the south side next to the 630 square foot waiting area, create a sidewalk, and alleviate the traffic flow problem by creating two lanes of exit. (3-1 with Councilmember Paul opposed, August 8, 2000, Sam Engle absent)

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 6-1-00		
<i>Subject Site Area</i>		
<i>Future Land Use Plan</i>		
PREPARED 7/5/00 Scale: 1"=200'		
BY THE PLANNING & ZONING DIVISION		

Parcel A & B

**M-4
(County)**

Parcel "B-3"

Parcel F

Parcel G

Parcel H

Dimar Plat (146-11)

Parcel I

Parcel "B-4"

Parcel "B-5"

Parcel J

Parcel K

**SUBJECT
SITE**

CF

B-2

**RM-25
(County)**

RM-16

PETITION NUMBER

SP 6-1-00

Subject Site Area Zoning Map

PREPARED 7/5/00

Scale: 1"=200'

BY THE PLANNING &
ZONING DIVISION

N



N DATE FLOWN
↑ JANUARY 1998
SCALE: nts
SP 6-1-00